

# STRUCTURAL PLAN REVIEW

Community Development Department  
(770) 528-2071

Computer Inspection Scheduling Number  
(770) 528-2073

FOR INFORMATION RELATING TO THE CERTIFICATE OF  
OCCUPANCY – PLEASE CALL 770-528-2051 – 24 HOUR IN  
ADVANCE OF PICKUP.

Any underground excavation & trenching work being performed on this jobsite shall comply with Cobb County Ordinance, Article XII, Section 3-6-150: There shall always be a certified person on the jobsite with the trenching permit posted.

Submit copies of all soils, concrete, bolt, seismic, and weld reports to the designated building and/or site inspector. (107/1701,SBC).

Continuous rebar in reinforced concrete must be lapped a minimum of 30 bar diameters. (1901 SBC>ACI 318).

Building envelope design shall comply with the 2000 International Energy Conservation Code>ASHRAE/IES 90.1-1989, w/ 2003 Georgia State Amendments: enforced by affidavit.

Interior finish shall comply with Section 801.1, SBC.

All egress doors shall have a minimum clear opening of 32" and shall be accessible ('97 Georgia State Accessibility Code & 1012.1, 1004.3 & 201 SBC).

Openings & penetrations in required rated assemblies per Tables 503, 601 & 602 shall comply with Chapter 7 SBC; provide design specs.

All HVAC equipment & duct systems shall comply with 2000 Standard Mechanical & Standard Gas Codes / 2003 Georgia State Amendments.

The least minimum required plumbing facilities/fixtures shall be accordance with Table 403.1 - 2000 Standard Plumbing Code with 2003 Georgia State Amendments & 1997 Georgia State Accessibility Code.

Seismic design for new buildings & structures, additions, and change of occupancy reclassification to existing buildings shall comply with section 1613 -1623 SBC.

Cobb County Building Code requires mandatory inspections: They are:

1. Footing and/or foundations. Must be passed before pouring concrete.
2. Sewer: Must be passed before sewer to building connection is covered.
3. Under Slab Rough: (Applicable only when electrical, plumbing, heating or air conditioning items are placed under or inside poured concrete.) Must be passed before pouring concrete.
4. Electrical Rough: Must be passed before any insulation or sheetrock can be installed over wiring or other electrical devices.
5. Plumbing Rough: Must be passed before any floor insulation or sheetrock can be installed over plumbing items.
6. Heating, Ventilation & Air-Conditioning rough: Must be passed before ducts can be covered with insulation and/or sheetrock.
7. Prefab fireplace rough: Must be passed before closing front opening around fireplace items.
8. Framing: Must not have insulation in walls and be passed before sheetrock installed.
9. Electrical Final: Must be passed before electricity can be turned on.
10. Heating, Ventilation & Air Conditioning Final: Must be passed before gas can be turned on.
11. Plumbing Final: Must be passed before final building inspection.
12. Building Final: Must be passed before issuing Certificate of Occupancy and building can be occupied.

Be advised this inspection schedule will be enforced. Any work done in advance of the above schedule, which inhibits these inspections from being conducted, MAY BE ORDERED REMOVED! No letters,

indemnity agreements or other substitutes can be accepted. Please observe these requirements. It is your responsibility! If you allow someone to move into the building before a final building inspection is performed, they could be ordered to VACATE.

Building Codes of the Cobb County Inspections Division: Inclusive of the  
2003 Georgia State Amendments:  
1997 NFPA 101 Life Safety Code  
2000 Standard Fire Prevention Code (IFC)  
2000 Standard Building Code (IBC)  
2000 International Plumbing Code  
2000 International Mechanical Code  
2000 International Fuel Gas Code  
2002 National Electrical Code  
1997 Georgia State Accessibility Code  
2000 International Energy Conservation Code

Georgia Department of Community Affairs – 404-679-4940

Cobb County does not enforce the Federal ADA. 1-800-514-0301

- Section 3-6-39 of the Cobb County Code states, "a false statement on the Building Permit Application or an oversight by the office of the Building Inspector, does not give anyone the right to violate the ordinances of the County." (Res. Of 2-17-73, Article # 3).
- A copy of the approved drawings must be kept at the site available to our field inspector.
- The drawings were reviewed under the applicable laws and code adopted by Cobb County at this time. With limited time for review, every effort was made to catch code violations. However this does not relieve the owner and/or architect of the responsibility to comply with items missed or unknown to the reviewer. (770-528-2071)
- The Building Inspections Division prior to changes must approve all changes. Your final inspection will be held up if not built according to the approved plans. (Revisions/addendum's require prior fire marshal approval. (770-528-8312)
- It is the responsibility of the general contractor to insure that each sub-contractor submits plans to the Plan Review Technicians for approval and obtains proper permits, such as elevators, underground water lines, sprinkler systems, electrical, plumbing, heating and air, etc. If these sub-contractors do not permit prior to beginning work, their fees are subject to being doubled. The general contractor will not get a building final or a Certificate of Occupancy from the Building Inspections Division until all plans are reviewed and permits have been properly obtained, and all final inspections are made. (Inspection request line: 770-528-2073).

WARNING: DO NOT OCCUPY PREMISES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY FROM THE BUILDING INSPECTIONS DIVISION.

Standard Building Code - Safety Requirements

Chapter 33 Equipment

All equipment such as temporary stairs, ladders, ramps, scaffolds, hoists, runways, barricades, chutes, elevators, etc., as required for the execution of any construction work shall be subsequently constructed and erected to insure the safety of the workmen using them or passing under, on or near them. Where a large amount of scaffolding is used, the building official may require the use of noncombustible material or fire retardant treated wood. The building official may also require flameproofing or tarpaulins where, in his opinion, the fire hazard warrants such precaution.

3305 Sanitary

Adequate sanitary facilities for the convenience of all workmen shall be provided. These facilities shall be kept in a clean and sanitary condition throughout the duration of the work. Temporary toilets shall be enclosed, screened, and weatherproofed and shall be connected to a sewer. Upon removal of the temporary facilities the sewer connections shall be removed and the sewer capped. In lieu of connecting to a sewer, the temporary facility may be a portable, enclosed, chemically treated, and tank-tight unit.

Revised 08/25/03